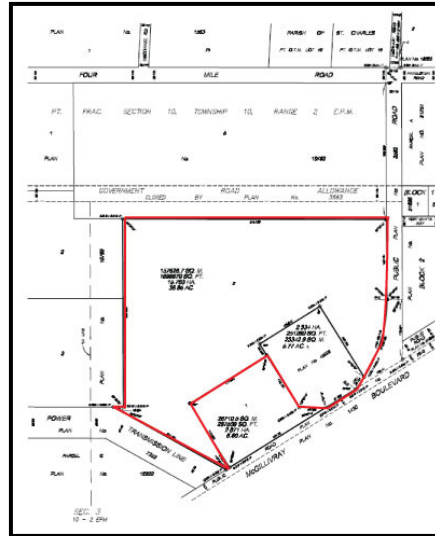


Land for Industrial Lot Development



McGillivray Boulevard | Winnipeg, MB

Land for Industrial Lot Development

Lot Area:	44.72 acres
Zoning:	Agricultural
Legal Desc:	Lots 1 + 2 Plan 45926 WLTO in NE ¼ 3-10-2 EPM
Location Description:	Situated on the North side of McGillivray Boulevard on the corner of McCreary Road.
Sale Price:	\$5,400,000 plus applicable taxes
Property Taxes:	\$620.61 (2014)

Property Description:

- Land located in Enterprise Centre Policy Area
- Industrial power located in immediate area
- Lands were previously approved for Subdivision
- In desirable Southwest Winnipeg
- Road enhancements planned including traffic-controlled intersection.





**Macdonald-Ritchot
Planning District**

Development Plan
BY-LAW No. 2-2010

MAP 14

**McGillivray
Boulevard**

By-Law 2-10 Designations

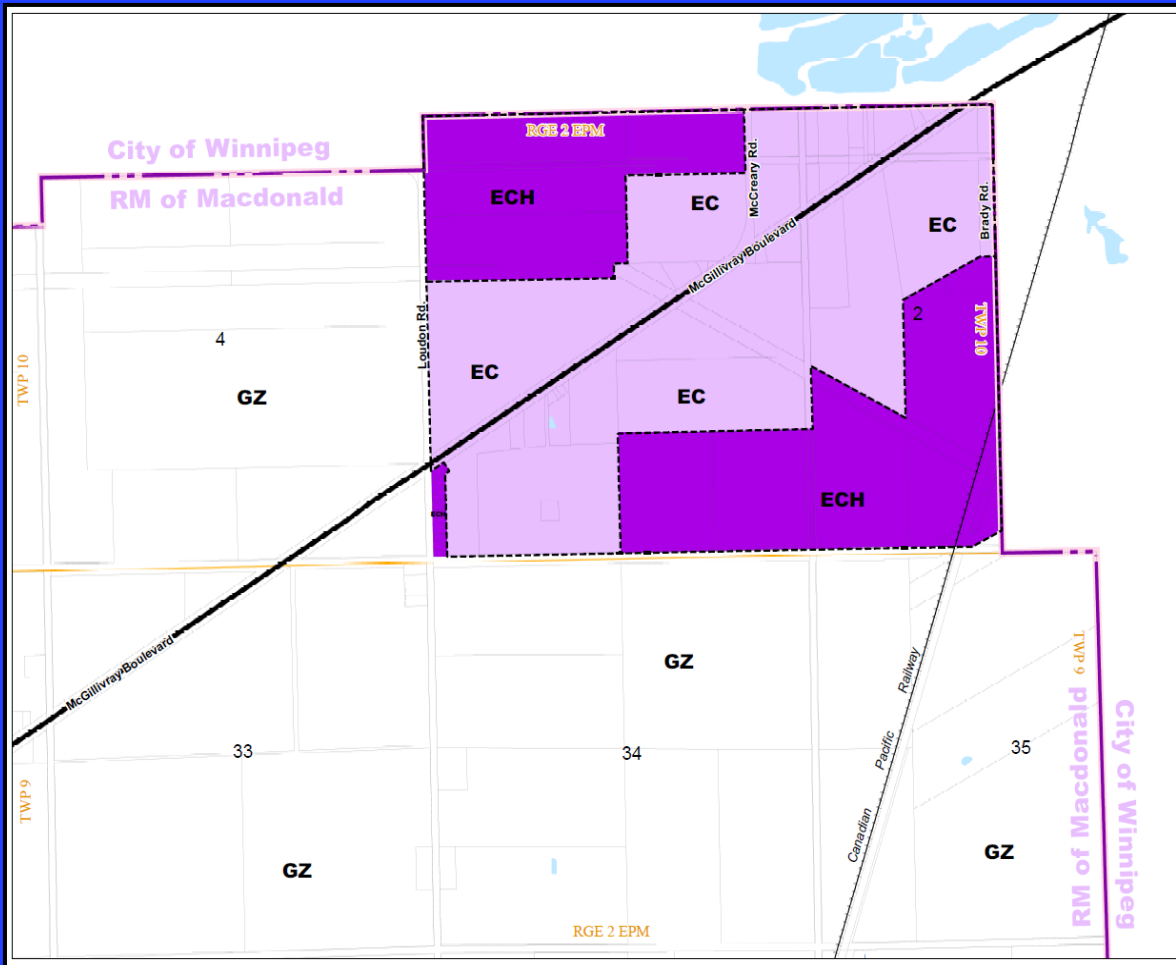
-  GZ - Green/Agricultural Policy Area
-  RC - Rural Centre Policy Area
-  RCH - Rural Centre Hold Policy Area
-  UC - Urban Centre Policy Area
-  UCH - Urban Centre Hold Policy Area
-  EC - Enterprise Centre Policy Area
-  ECH - Enterprise Centre Hold Policy Area
-  EV - Environmental Policy Area
-  Flood Protection Dike
-  Municipal Boundary



Originally Created By:
 Lombard North Group (1984) Ltd.

Modified By:
 **Manitoba**
Local Government
Community Planning Services

Source: Manitoba Land Initiative, 2011



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www.thecommercialteam.ca

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